Memo

To: Linda Neri
From: Supervisor Lori Waters
Date: 12/7/05
RE: Changes to the Rural Policy Area documents

As I discussed during Item #6 at the 12/6/05 Board meeting, I have reviewed the recommended changes to the county documents regarding the Rural Policy Area and have some suggestions for changes as well as taken positions on some outstanding issues.

Some of these issues can be addressed during the public process and do not resolution at this time.

1) Minimum Lot Size: I concur with ZORC (1 acre for cluster option, 2 acres for Principal/Subordinate.
2) Well and Septic: I concur with ZORC (70% of the lots may have facilities on HOA common space while 30% would be on-site)
3) Open Space Easements: I concur with staff language on not requiring conservation easements but rather using maximum building area to achieve open space requirements.
4) Density Credit for Major Floodplain: I concur with ZORC.
5) Family Subdivision: While the other options may cover this, I have no objection to including Family Subdivision provisions.
6) Use List and Performance Standards: This section should be advertised so that we may incorporate ZORC recommendations and present a complete package at the end of the process.
7) Zoning Ordinance Language: I would recommend that the Board examine both the ZORC language suggestions as well as the staff recommendations. Staff took a more narrow approach in modifying the ordinance, and in some instances, I prefer ZORC suggestions. This can certainly be considered in the coming months, as it would not create an advertising problem (i.e. create more intensive uses.)

CPAM Amendments:

1) Remove all references to conservation design
2) Remove all references to the River and Stream Corridor Overlay District
3) Page A24: Under "Land Use Pattern and Design," add language that emphasizes flexibility and balance.
4) Page A25: Under Rural Residential text, add quality of life and rural character and lifestyle to the first sentence in the paragraph. These are mentioned in the following paragraph but should appear in the beginning as well to introduce the entire section.
5) Page A26: In the "Remainder of the Rural Policy Area," add language encouraging parcel size variety so that the Board will have Plan support for such requests during the rezoning process. I want to avoid only having only very small lots or very large lots.
6) Page A27: Under Policy #8, keep "property owner," instead of replacing with "the owners if large tracts."

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7) Page A27: Under Policy #11, rural economic uses and businesses should be encouraged on all lots, including small lots and those primarily used for residential purposes.
8) Page A28: The Board will need to further discuss the issue of base density calculations for rezonings in the Rural Policy Area.
9) Page A29: Under "Land Uses," this is another place where lot size variety and rural uses on even small lots can be encouraged.
10) Page A30: Under "Rural Policy Area Roads," delete the word "substantially."

Regarding the public process, I would recommend either the Joint Public Hearing or the Concurrent Advertising Model be used, with the understanding that Board action could be completed by April/beginning of May.